

**STAFF REPORT**

14

**CASE NUMBER:** P.D. 08-328 CC      **L.U.C.B. MEETING:** December 11, 2008

**DEVELOPMENT:** WINDSOR PARK PLANNED DEVELOPMENT

**LOCATION:** Northeast corner of Ellis Road and New Brunswick Road

**COUNCIL DISTRICT(S):** Unincorporated Shelby County

**OWNER/APPLICANT:** Windsor Park Partners

**REPRESENTATIVE:** ETI Corporation-Ralph Smith

**REQUEST:** Planned development to allow senior living attached homes, including senior care facilities for a nursing home, assisted living, hospice and rehabilitation centers.

**AREA:** 47.21 Acres

**EXISTING LAND USE & ZONING:** Vacant land in Single Family Residential (R-S10) District

**SURROUNDING LAND USES AND ZONING:**

**North:** Vacant land currently platted for 130 single family homes in Windsor Park Subdivision(S 03-013 CC) in the City of Bartlett.

**East:** Vacant lots, single family homes on estate lots and Great Oaks Church of Christ in the City of Bartlett.

**South:** Single family homes on estate lots in the City of Bartlett.

**West:** Vacant land, mulch yard and single family homes in Wolf Hollow Subdivision in the City of Bartlett.

**OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:**

*Approval with Conditions*

**Staff:** *Brian Bacchus*

**E-mail:** *brian.bacchus@memphistn.gov*



**CONCLUSIONS:**

1. The subject property is 47.21 acres of vacant land located at the northeast corner of Ellis Road and New Brunswick Road currently in unincorporated Shelby County in the Bartlett Annexation Reserve Area in central northeast Shelby County.
2. This property is part of an approved subdivision plan for Windsor Park Subdivision for 251 lots in Single Family Residential(R-S10) District zoning. The subdivision for this phase was never platted and recorded and the property remains vacant, undeveloped and graded for construction.
3. The request is for a planned development to allow construction of senior living attached homes, including senior care facilities for a nursing home, assisted living, hospice and a rehabilitation center. The overall development plan is a much larger parcel totaling 103.80 acres located in both unincorporated Shelby County and the City of Bartlett.
4. Although the subject properties are currently in separate planning communities, the overall development and Concept Plan for a senior living and retirement community is designed to provide variety in housing type for seniors, including primary care facilities.
5. The development of senior living and care facilities is a viable alternative to an approved land use of 251 single family homes in an area of aging population. This development cluster of senior living in the middle of established communities would be unique to this area if developed with common elements of building orientation, setback and design.





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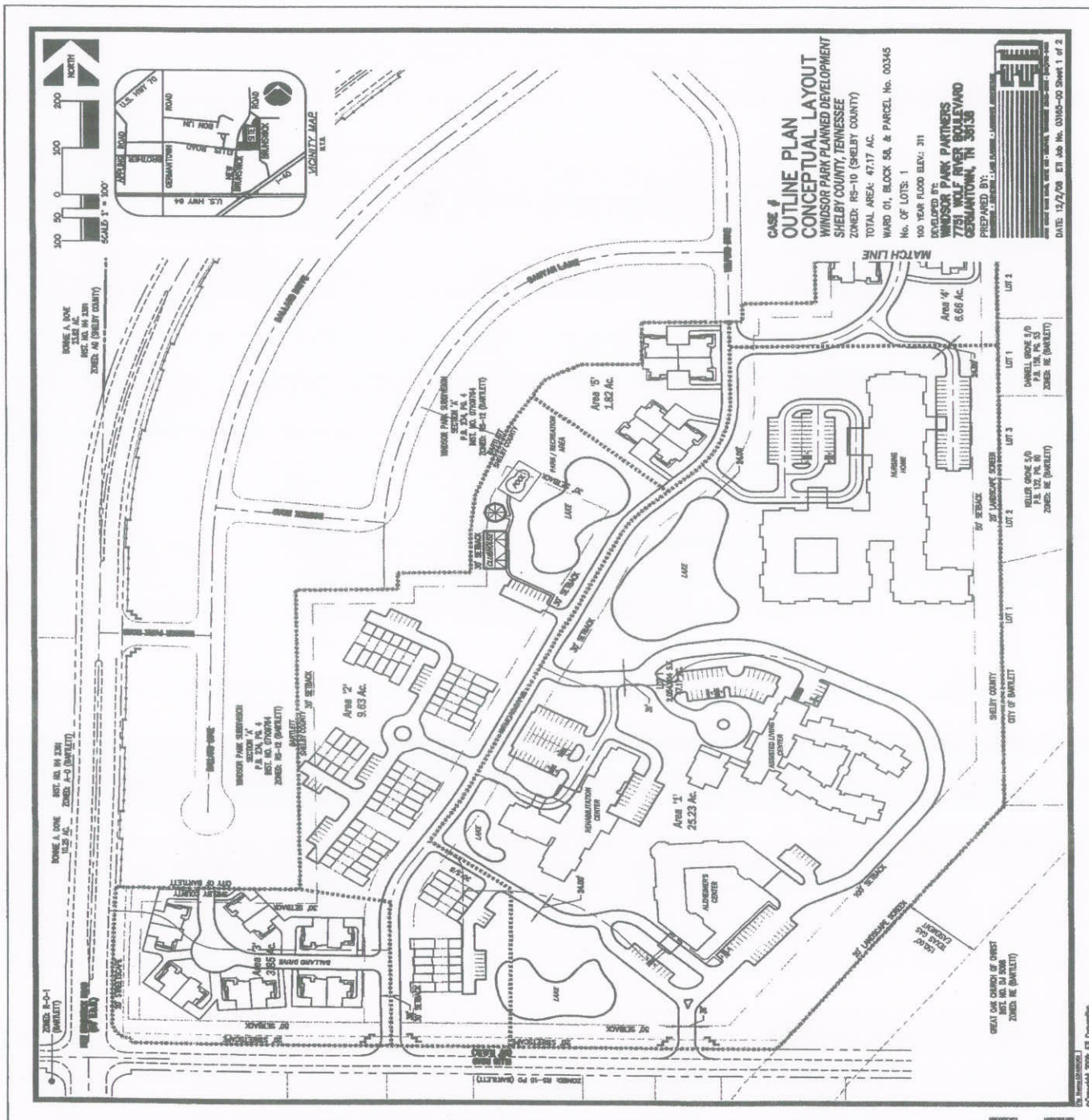


**CHART: RESIDENTIAL UNIT MIX**

Windsor Park - P. D. 08-328 CC								
REVISED CONCEPTUAL PLAN								
Dwelling Units within the County								
RESIDENTIAL AREA	ACRES	TOTAL BUILDINGS	TOTAL UNITS	Dwelling Units				TOWN HOME
				SINGLE FAMILY	TWO FAMILY	QUAD PLEX		
1	25.2	N/A	N/A	N/A	N/A	N/A		N/A
2	9.6	7	38					38
3	3.9	6	12		12			
4	6.7	8	30		2	28		
5	1.8	2	8			8		
Total	47.2	23	88		14	36		38
Dwelling Units within the City of Bartlett								
AREA	ACRES	TOTAL BUILDINGS	TOTAL UNITS	Dwelling Units				TOWN HOME
				SINGLE FAMILY	TWO FAMILY	QUAD PLEX		
3-A	4.6	9	18		18			
4-A	5.4	7	28			28		
5-A	11	15	50		10	40		
6	9.9	28	28	28				
7	7.4	13	26		26			
8	6.4	14	14	14				
9	11.9	11	42		2	40		
Total	56.6	97	206	42	56	108		

**CASE #**  
**OUTLINE PLAN**  
**CONCEPTUAL LAYOUT**  
**WINDSOR PARK PLANNED DEVELOPMENT**  
**SHELBY COUNTY, TENNESSEE**  
**ZONED: RS-10 (SHELBY COUNTY)**  
**TOTAL AREA: 47.17 AC.**  
**WARD 01, BLOCK 58, & PARCEL No. 00345**  
**NO. OF LOTS: 1**  
**100 YEAR FLOOD ELEV.: 311**  
**DEVELOPED BY:**  
**WINDSOR PARK PARTNERS**  
**17751 WOLF RIVER BOULEVARD**  
**BIRMINGHAM, TN 38138**  
**PREPARED BY:**  
**WILLIAMS ENGINEERING, INC.**

**DATE: 12/2/96 ETB Job No. 00165-00 Sheet 1 of 2**



**CASE #**

**OUTLINE PLAN**

**CONCEPTUAL LAYOUT**

**WINDSOR PARK PLANNED DEVELOPMENT**

SHELBY COUNTY, TENNESSEE

ZONED: RS-10 (SHELBY COUNTY)

TOTAL AREA: 47.17 AC.

WARD 01, BLOCK 58, & PARCEL NO. 00045

No. OF LOTS: 1

100 YEAR FLOOD ELEV.: 311

DEVELOPED BY:

**WINDSOR PARK PARTNERS**

7781 WILLOW RIVER BOULEVARD

GERMANTOWN, TN 38138

PREPARED BY:

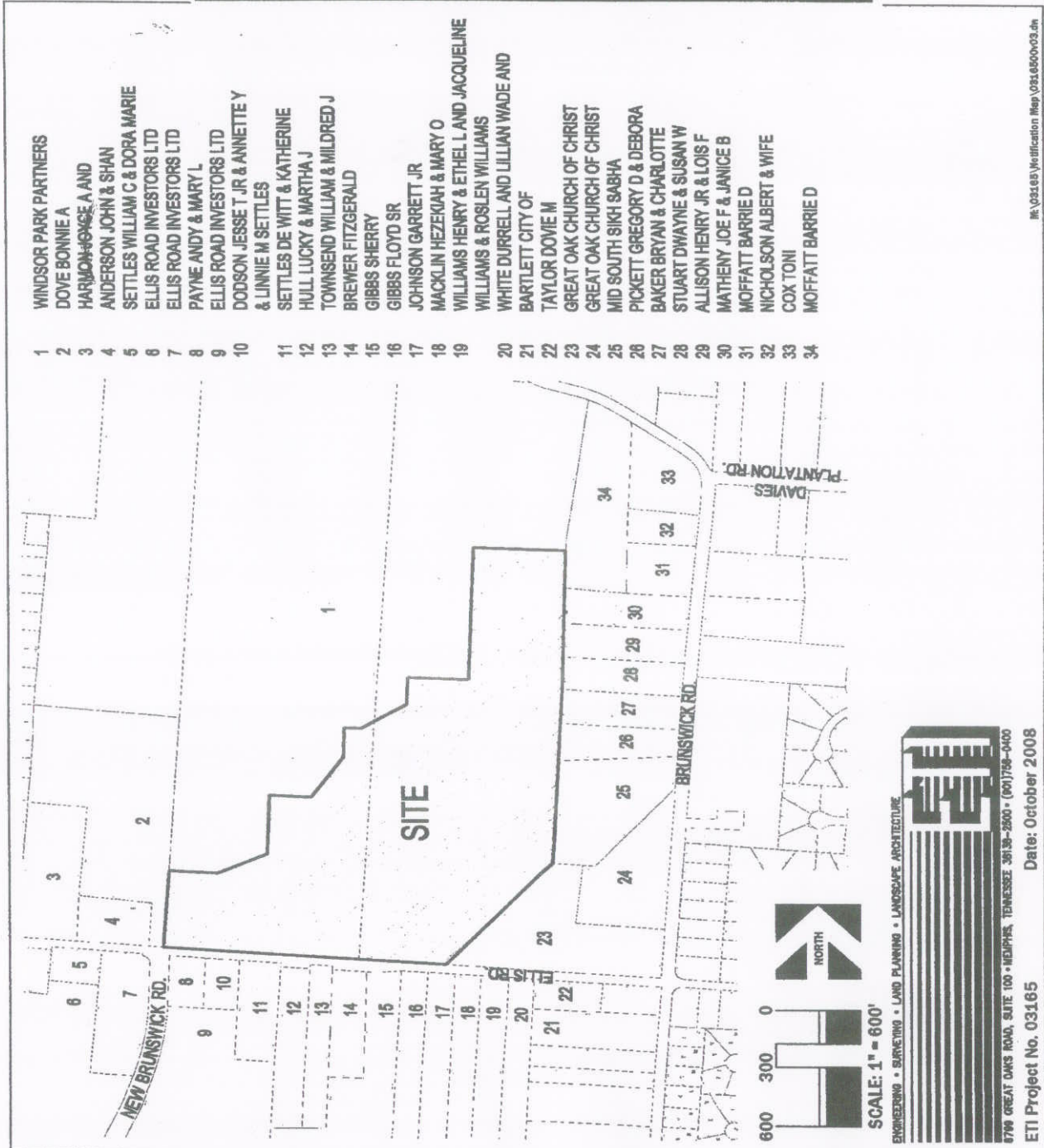
**J. B. BARNES & ASSOCIATES**

DATE: 12/2/09 ETJ Job No. 02105-00 Sheet 2 of 2



OWNERSHIP & VICINITY MAP:

O.P.D. Case Number P.D. 08-328 CC





## ***STAFF ANALYSIS:***

### **Site Description**

The subject property is 47.21 acres of vacant land located at the northeast corner of Ellis Road and New Brunswick Road currently in unincorporated Shelby County in the Bartlett Annexation Reserve Area in central northeast Shelby County. This property is part of an approved subdivision plan for Windsor Park Subdivision for 251 lots in Single Family Residential(R-S10) District zoning.

The subdivision for this phase was never platted and recorded and the site remains vacant and undeveloped, but graded for construction with significant road frontage on Ellis Road—a two-lane paved road with no curb, gutter nor sidewalk. The subject property has minimal frontage on New Brunswick Road—a new road constructed as part of the subdivision with curb, gutter and sidewalk, but is currently closed to thru-traffic.

### **Area Overview**

This area is northeast Shelby County approximately three(3) miles north of the City of Memphis and adjacent to City of Bartlett, but within the Bartlett Annexation Reserve Area. The land use in this area is predominantly single family residential homes in Agricultural(AG) of varying lots from 15,000 to two(2) or more acres to the south and east of the subject property, including homes in Plantation Estates-Davieshire Planned Development(P.D. 85-308 CC) approved in 1985 farther east of this development proposal.

The homes in the surrounding area are primarily one-story wood and brick frame homes that range in size from 1600 to 2400 square feet in area with open front yards and deep front yard setbacks. The area has developed principally in a suburban residential character as evidenced by large lot development to the north, east and south, but development immediately south is more rural in character with no curb, gutter nor sidewalk. This development will extend west to New Brunswick Road and south to Ellis Road to be eventually annexed by the City of Bartlett. The single family land use and zoning in this area extends west to N. Germantown Road and east to Canada Road in the Town of Lakeland.

**Alternative Land Use vs. Overall Concept Plan**

The request is for a planned development to allow construction of senior living attached homes, including senior care facilities for a nursing home, assisted living, hospice and a rehabilitation center. The overall development plan is a larger parcel, both in unincorporated Shelby county and the City of Bartlett totaling 103.80 acres. The portion of development within Shelby County is the subject of this project review for a senior living campus of care facilities, including some attached homes for two family, town homes and attached four unit homes within the Outline Plan totaling eight-eight(88) units. The development plan also includes indoor and outdoor recreation spaces and places, including club house, swimming pool, gazebo and small lakes.

The portion of development within the City of Bartlett is a mixture of residential density and senior housing types for single family, two family and four unit attached homes, including common open spaces for a lake, indoor and outdoor recreational spaces for a club house, swimming pool and gazebo. This subject area is 56.60 acres of vacant land currently improved with infrastructure for residential development. The roads, fencing and landscaping are currently installed, including curbs and gutters with sidewalk along both sides of New Brunswick Road. This area of the development plan shall be subject to review and approval by the City of Bartlett's planning, design review and legislative bodies.

Although the subject properties are currently in separate planning communities, the overall development and Concept Plan for a senior living and retirement community is designed to provide variety in housing type for seniors, including primary care facilities. The Concept Plan appears as two(2) separate neighborhoods on separate parcels, but all land is under one ownership and will develop as an overall senior community. However, each area shares a significant amount of public road frontage which should maintain the same landscape treatments.

The development of senior living and care facilities is a viable alternative to an approved land use of 251 single family homes in an area of aging population. This development cluster for senior living in the middle of established communities would be unique to this area if developed with common elements of building orientation, setback and design. In addition to these elements, careful consideration should be given to the size and placement of homes on the lots, especially in Areas 1 through 7 to maintain consistency in development.

**RECOMMENDATION:**            *Approval with Conditions*